

Technical Memo



To: Michael Roebuck, Ron Clark Construction
From: Ed Terhaar, P.E.
Date: January 27, 2020
Subject: Traffic Forecast Information for Proposed American Square Development in
Bloomington, MN

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

A handwritten signature in black ink, appearing to read 'Ed Terhaar', is written over a horizontal line.

DATE: January 27, 2020

Edward F. Terhaar
License No. 24441

Purpose and Background

This memorandum presents traffic forecast information for the proposed apartment and retail development located in the southeast quadrant of the American Boulevard/34th Avenue S. intersection in Bloomington. Trip generation information for the proposed project are presented in this memo.

Existing Conditions

The project site currently contains surface and structured parking areas. Under existing conditions, the site has two access points on American Boulevard.

Proposed Development Characteristics

The proposed project consists of constructing two new apartment buildings and a senior housing/retail building. For purpose of this study, the first apartment building has 217 dwelling units, the second apartment building has 122 dwelling units, the senior housing building has 96 dwelling units, and the retail portion contains a 31,975 square foot grocery store. All parking on the site is located in parking structures.

Under future conditions the site will have two access points on American Boulevard.

Michael Roebuck
 Ron Clark Construction
 January 27, 2020



Trip Generation

Weekday a.m. and p.m. peak hour trip generation for the proposed development were calculated based on data presented in the tenth edition of Trip Generation, published by the Institute of Transportation Engineers (ITE). The resultant trip generation estimates are shown in **Table 1**.

Table 1
Trip Generation for Proposed Project

Land Use (ITE Land Use Code)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Daily
		In	Out	Total	In	Out	Total	Total
Apartments (221)	217 DU	20	58	78	58	37	95	1180
Apartments (221)	122 DU	11	33	44	33	21	54	664
Senior Housing (252)	96 DU	7	12	19	14	11	25	355
Grocery Store (850)	31,975 SF	73	49	122	150	145	295	3415
Totals		111	152	263	255	214	469	5614

Notes: SF=square feet, DU=dwelling unit